

Cost Proposal for

**PROPOSAL FOR DESIGN SERVICES
105 W. 6TH STREET BUILDING
REHABILITATION AND
ADA COMPLIANCE PROJECT**

City of Beaumont, California

Submitted to:
Barbara Mason, Purchasing Manager
City of Beaumont
550 E. 6th Street
Beaumont, California 92223

Date of Re-submission: March 31, 2026

BFK
ARCHITECTURE + PLANNING

FEE BASIS AND STRUCTURE

BFK Architecture + Planning has structured its proposed fee to reflect the true complexity of the 105 W. 6th Street Building Rehabilitation and ADA Compliance Project while remaining aligned with the City’s stated construction budget of \$700,000. Our total proposed fee of \$77,000 — representing approximately 11% of the target construction budget.

Rehabilitation projects inherently demand a higher level of professional effort than comparable new construction. Unlike a ground-up project where conditions are known in advance, the 105 W. 6th Street facility presents a layered set of technical challenges: a former dry-cleaning occupancy with completed environmental assessments requiring design integration; a building envelope, roof, and mechanical system requiring full evaluation and likely replacement; ADA deficiencies at multiple points of entry and in the restroom; and the requirement to bring the entire facility into compliance with current CBC, Title 24, CALGreen, and ADA standards. Each of these conditions demands careful field verification, disciplined code analysis, and thorough documentation — all before a single construction drawing is produced.

Our fee reflects a fully integrated, multi-discipline team led by BFK as prime consultant, with subconsultants covering mechanical, electrical, plumbing, structural, and civil engineering. All disciplines are accounted for across every phase of the project, from Preliminary Investigation through Construction Administration, including full permitting support, bidding assistance, and coordination with the City’s separate environmental and testing consultants. No scope has been deferred or excluded in order to present an artificially reduced fee.

The phased fee structure is weighted appropriately toward Construction Documents — the phase that delivers the bid-ready product the City requires — while ensuring adequate resources are allocated to Permitting and Agency Coordination, which on a project of this type frequently involves multiple rounds of plan check response across Building and Safety, Fire, and Public Works, with potential SCAQMD involvement if abatement work proceeds concurrently.

BFK is committed to delivering a complete, code-compliant, and constructible set of documents within the City’s established budget and schedule. Our fee reflects that commitment honestly, without contingency padding or scope exclusions that would require future amendment requests. We believe the City is best served by a team that prices the work accurately from the outset — and that is precisely the approach reflected in the proposal before you.

FEE SUMMARY (DETAILED BY PHASE & DISCIPLINE) 3
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FEE BY PHASE & DISCIPLINE (LUMP SUM)							
Phase	Arch	Mech	Elec	Plumb	Struct	Fire	PhaseTotal
A. Preliminary	\$4,500	—	—	—	—	—	\$4,500
B. Schematic Design	\$5,700	\$3,050	\$2,240	\$1,520	\$1,170	\$990	\$14,670
C. Design Development	\$6,900	\$3,150	\$2,320	\$1,580	\$1,210	\$1,020	\$16,180
D. Construction Documents	\$10,600	\$3,560	\$2,620	\$1,780	\$1,360	\$1,160	\$21,080
E. Permitting & Agency	\$4,900	\$420	\$310	\$210	\$160	\$140	\$6,140
F. Bidding Assistance	\$2,400	\$210	\$150	\$105	\$80	\$65	\$3,010
G. Construction Admin	\$4,000	\$2,530	\$1,860	\$1,265	\$960	\$805	\$11,420
Discipline Total	\$39,000	\$12,920	\$9,500	\$6,460	\$4,940	\$4,180	\$77,000

PHASE PERCENTAGES OF TOTAL FEE		
Phase	Fee	% of Total
A. Preliminary	\$4,500	5.8%
B. Schematic Design	\$14,670	19.0%
C. Design Development	\$16,180	21.0%
D. Construction Documents	\$21,080	27.4%
E. Permitting & Agency	\$6,140	8.0%
F. Bidding Assistance	\$3,010	3.9%
G. Construction Administration	\$11,420	14.8%
Total	\$77,000	100%

Professional fees: \$77,000 lump sum.

Reimbursable expenses (printing, reprographics, mileage, delivery, and miscellaneous direct project costs) billed at cost, not to exceed \$3,000 without prior written City authorization.

Total not-to-exceed contract value: \$80,000.

HOURLY RATE SCHEDULE

BFK Architecture + Planning: Architect of Record

Principal/Project Management	\$240 per hour
Project Architect	\$200 per hour
Project Designer II	\$185 per hour
Project Designer I	\$175 per hour

IMEG: Structural, Civil, MEP

Principal	\$335 per hour
Project Manager/Sr. Engineer/Sr. Designer.....	\$270 per hour
Designer	\$200 per hour
BIM / Revit	\$165 per hour
CAD	\$150 per hour
Administrative	\$100 per hour